



Anerley Road, Kingstanding
Birmingham, B44 9QE

Offers Over £145,000

Kingstanding

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Offered with no upward chain this three bedroom terraced is ideal for First Time Buyers and has excellent potential to improve. The property does not have central heating so will not be suitable for a buy to let, although gas is connected.

Located in this popular residential area, the property is set back from the road behind a slabbed frontage offering excellent scope to convert to a driveway and the accommodation includes a porch that opens in to the entrance hall with stairs off. The lounge has a feature brick fireplace with a window to the front and an under stairs storage cupboard. The kitchen has some fitted units with a built in oven and hob, two windows and a door to the rear whilst a further door leads to the modern shower room with a white suite, large shower cubicle and a window to the rear.

On the first floor there are three bedrooms, the master is a double with two windows to the front, over stairs storage cupboard, the second bedroom is also a double with fitted wardrobes to one wall and a window to the rear whilst the third bedroom is a single with a window to the rear.

Outside the rear garden has a large slabbed patio with a path leading to gravel beds as well as a raised section and this double glazed home must be viewed to fully appreciate the amount of scope on offer.





Property Specification

**THREE BEDROOM TERRACED
IDEAL FIRST TIME BUY
EXCELLENT POTENTIAL
DOUBLE GLAZING
NO UPWARD CHAIN**

Porch

Entrance Hall

Lounge 4.13m (13'7") x 3.88m (12'9") max

Kitchen 3.28m (10'9") x 1.94m (6'4")

Shower Room

Bedroom One 4.81m (15'9") max x 2.79m (9'2")

Bedroom Two 3.35m (11') x 2.51m (8'3") max

Bedroom Three 2.42m (7'11") x 2.27m (7'5")

Rear Garden

Low Maintenance Frontage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 12th April 2021

Viewer's Note:

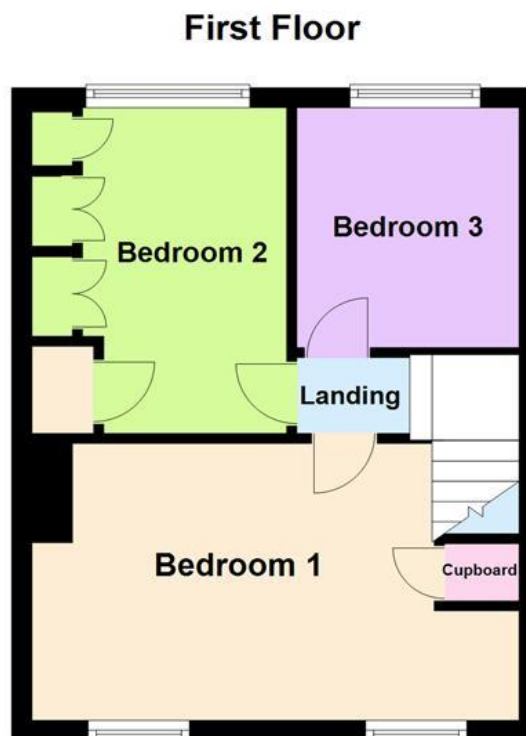
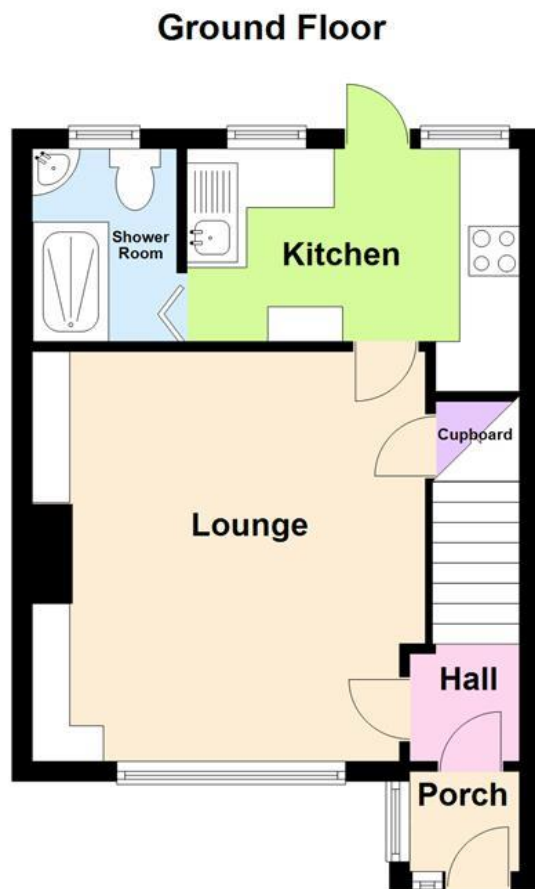
Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Map Location

